

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-17-25

RE: Victaulic Revised Final Land Development

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Final Plan, Victaulic Site Plan”, prepared by Mease Engineering, P.C. of Quakertown, Pennsylvania, consisting of (8) sheets, dated January 21, 2025 and last revised April 14, 2025; and

WHEREAS, the use is an existing manufacturing facility located at 157 Commerce Park Drive; and

WHEREAS, the parcel is located in both Lower Nazareth Township and Bethlehem Township, Tax Parcel L8-11A-3-4-0418 and L8-11A-3-4-0205 respectively; and

WHEREAS, the intent of the Plan is the construction of (139) additional parking spaces for use during shift changes, when spaces are lots for snow storage, and to support the parking needs for the future completion of the second floor for office space; and

WHEREAS, all improvements will be constructed in the Bethlehem Township and Bethlehem Township has granted approval of the plan under Resolution #R023-25; and

WHEREAS, the Applicant has requested waivers from the Lower Nazareth Township Subdivision and Land Development Ordinance (SALDO); and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its February 24, 2025 meeting; and

WHEREAS, the Township Engineer has reviewed the Revised Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated May 12, 2025; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2023 Lower Nazareth Township Zoning Ordinance, last amended November 13, 2024; and

WHEREAS, the Lower Nazareth Township Board of Supervisors desire to take final action on this plan.

NOW THEREFORE, BE IT RESOLVED that the Lower Nazareth Township Board of Supervisors approves the Revised Final Plan as referenced above, subject to the following conditions:

1. The following waivers of the SALDO have been granted:
 - a. Article 4, Section 401: Requirement for Separate Preliminary and Final Submission.
 - b. Article 5, Section 501: Requires submission of a Preliminary Plan prior to a Final Plan submission.

2. The comments in the Township Engineer's letter dated May 12, 2025 shall be adequately addressed. Any reports or documentation requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
3. Bethlehem Township will be responsible for recording this plan; however, the following number of copies shall be provided for Lower Nazareth Township's records:

Sheets 1, 7 and 8

(1) Set of Mylar reproducible prints.

Full Sets

(3) Sets of paper prints.

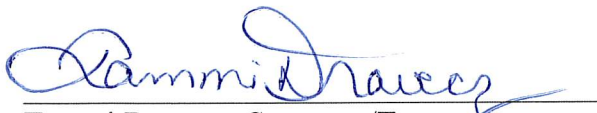
4. Bethlehem Township is responsible for the pre-construction meeting related to these improvements.
5. Any changes to the proposed uses and/or the land development in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies. Under no circumstances shall any site work or construction occur that is not depicted on the approved plan nor approved by Lower Nazareth Township and outside agencies.
6. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
7. The applicant shall accept these conditions in writing, within five days of receipt of the finalized Board of Supervisors resolution, otherwise the application is denied for failure to comply with the express conditions that are contained in this Resolution.

ADOPTED AND APPROVED this 14th day of May 2025 at a regular public meeting.

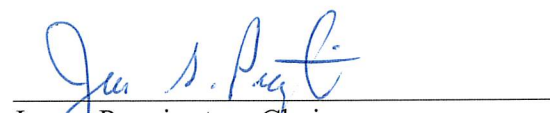
Motion made by Amy Templeton and seconded by Nancy Teague. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman